

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Thurston County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$4,729,117**

PJ's Size Grouping*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State: 14		
% of Funds Committed	90.45 %	93.56 %	12	92.82 %	29	30
% of Funds Disbursed	84.45 %	86.33 %	12	82.38 %	46	48
Leveraging Ratio for Rental Activities	0.73	6.75	13	4.55	18	15
% of Completed Rental Disbursements to All Rental Commitments***	34.17 %	92.61 %	14	80.69 %	5	4
% of Completed CHDO Disbursements to All CHDO Reservations***	5.64 %	79.85 %	14	67.01 %	1	1
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	90.00 %	93.57 %	10	79.23 %	62	70
% of 0-30% AMI Renters to All Renters***	90.00 %	63.98 %	2	44.47 %	95	97
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.06 %	1	93.93 %	100	100
Overall Ranking:			In State:	14 / 14	Nationally:	16 13
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$15,000	\$24,624		\$24,984	10 Units	1.10 %
Homebuyer Unit	\$9,500	\$19,234		\$14,192	20 Units	2.30 %
Homeowner-Rehab Unit	\$17,085	\$19,257		\$20,036	23 Units	2.60 %
TBRA Unit	\$2,668	\$1,665		\$3,164	825 Units	94.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Thurston County Consortium WA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$25,885	\$185,902	\$17,085
State:*	\$111,050	\$105,624	\$23,359
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.0	90.0	100.0	83.5
Black/African American:	0.0	0.0	0.0	4.6
Asian:	0.0	0.0	0.0	0.8
American Indian/Alaska Native:	0.0	0.0	0.0	1.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.1
Asian and White:	10.0	0.0	0.0	0.0
Black/African American and White:	0.0	5.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	5.0	0.0	0.1
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	10.0	0.0	0.0	9.2
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HOUSEHOLD SIZE:

1 Person:	50.0	10.0	26.1	38.4
2 Persons:	20.0	15.0	30.4	28.2
3 Persons:	30.0	15.0	13.0	17.1
4 Persons:	0.0	30.0	17.4	11.0
5 Persons:	0.0	20.0	4.3	3.0
6 Persons:	0.0	5.0	4.3	1.5
7 Persons:	0.0	5.0	4.3	0.6
8 or more Persons:	0.0	0.0	0.0	0.1

HOUSEHOLD TYPE:

Single/Non-Elderly:	70.0	10.0	17.4	34.5
Elderly:	0.0	5.0	26.1	3.2
Related/Single Parent:	20.0	40.0	21.7	45.9
Related/Two Parent:	10.0	40.0	34.8	10.1
Other:	0.0	5.0	0.0	6.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.0	20.0 [#]
HOME TBRA:	20.0	
Other:	60.0	
No Assistance:	10.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium



State: WA

Group Rank: 16
 (Percentile)

State Rank: 14 / 14 PJs

Overall Rank: 13
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	34.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	5.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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